

Article 5: District Purpose Statements and Supplemental Standards

Limited Mix of Uses in PDDs (Section 5.5.C)

Section 5.5.C “Planned Development District (PDD)” was changed to allow for some mix of uses in a PDD. The purpose of this amendment was to delete Section 5.5.C.4 that restricts the combination of commercial and residential land uses in a PDD. Currently, this practice is only permitted in a P-MUD, or Planned Mixed-Use District. These districts do vary such that the P-MUD zoning district is identified in Section 6.2 Types of Use (Use Table) with a specific menu of permitted uses. Permitted uses in PDDs are specifically identified within the context of the rezoning to PDD. Further, P-MUD has specific requirements and thresholds that address the ratio of the mixed uses. A PDD that proposes a mix of uses (residential and non-residential) is only appropriate in areas where the Land Use Plan reflects Planned Development or Redevelopment.

Northgate Districts (Section 5.6.B)

This section was replaced with a new ordinance section to regulate development in the Northgate districts. Included in this new section are:

- Updated district descriptions;
- Additional use standards to promote pedestrian-friendly uses and mixed uses;
- More specific information on historic properties, acceptable treatments, and process for development proposals;
- Building design standards that are similar to the non-residential architectural standards that apply in other zoning districts in College Station, but altered to appeal to the pedestrian level;
- On-street parking standards to facilitate the removal of head-in street parking and replacing with parallel on-street parking;
- Off-street parking standards to set the number of spaces required for a project and the standards by which to develop the parking areas;
- Bicycle parking standards (similar to previous bicycle parking standards);
- Sidewalk standards to define sidewalk widths, location, and material;
- Landscape and streetscape standards to require the planting of street trees, the provision of sidewalk benches, and regulate lighting and the placement of optional hardscape items such as newspaper racks;
- Dumpster and mechanical equipment standards to regulate their location and their screening;
- Detention pond screening standards;

- Sign standards to clarify what types of signs are allowed, their placement, and their maximum sizes;
- Outside storage and display standards; and
- Waivers to the Northgate standards that may be considered by the Design Review Board.

WPC Setback (Section 5.7)

All residential zoning districts in College Station (with the exception of A-O and A-OR) are permitted to reduce the required front setback to 15 feet when approved rear access is provided, or when side yard or rear yard parking is provided. The Wolf Pen Creek (WPC) Design District requires a front setback of 25 feet for all uses, including multi-family projects. This was changed to allow for a reduced setback for multi-family projects when the above mentioned conditions are met.